

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on Wednesday, October 2, 2013 at 9:00 a.m. in the Second Floor Conference Room, 220 South Main Street, Bel Air, Maryland. The meeting was chaired by Shane Grimm, Department of Planning and Zoning.

The following members were in attendance:

John Resline	Health Department
Darryl Ivins	Division of Water and Sewer
Mike Rist	DPW Engineering
Jen Wilson	Planning and Zoning
Eric Vacek	Planning and Zoning
Mark Logsdon	Sheriff's Office
Patrick Jones	Soil Conservation District
Robin Wales	Department of Emergency Services

Also in attendance were:

Dave Sofsky, DSSPE Engineering	4401 Old Philadelphia Road, Bel Air 21015
Ben Brockwat, Biota LLC	642 Aiken Avenue, Perryville 21903
Jeff Matthai,	3445-A Box Hill Corporate Center Drive
Morris & Ritchie Associates	Abingdon, 21009
Paul Muddiman	3445-A Box Hill Corporate Center Drive
Morris & Ritchie Associates	Abingdon, 21009
Mike Gessell,	901 Dulaney Valley Rd, Suite 801, Towson 21204
Bohler Engineering	
Eric McWilliams,	901 Dulaney Valley Rd, Suite 801, Towson 21204
Bohler Engineering	
William Gose	4014 Sharilynn Drive, Abingdon 21009
Anna & Myron Smith	3202 Sewell Road, Abingdon 21009
Suzanne Zantop	1927A Crouse Road, Forest Hill 21050
Sam & Doris Bowen	2523 Putnam Road, Forest Hill 21050
Owen Smith	2021 Baldwin Mill Road, Fallston 21047
Mike Pons, Country Life Farm	PO Box 107, Bel Air 21014
Jerry & Donna Bolling	2002 Angleside Road, Fallston 21047
Elise Smith	911 Leeswood Road, Bel Air 21014
Alice & Don Marshall	3800 Sewell Road, Abingdon 21009
Barry & Eve Andrews	104 Dallam Avenue, Bel Air 21014
Ellen Pons	PO Box 107, Bel Air 21014
Fran Wergin	213 Lakeside Terrace, Bel Air 21014
Barb Kuck	102 Hillendale Road, Bel Air 21014
Frank Gostomski	908 Lakeside Terrace, Bel Air 21014
Dan O'Neill	310 Lakeside Drive, Bel Air 21015
Steve Rohrs	1826 Angleside Road, Fallston 21047
Dennis Reimann	1804 Harford Road, Fallston 21047
Douglas Orr	2004 Angleside Road, Fallston 21047
Matthew Allen	1777 Reisterstown Road, Suite 245, Balto 21208

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Shane Grimm, of the Department of Planning and Zoning, welcomed everyone to the meeting. He explained that there are four plans on the agenda. Mr. Grimm explained that a brief presentation will be given by the consultant for each project. The DAC members will give their comments on the project. The meeting will then be opened up for anyone in attendance that may have questions or comments. If anyone has questions that are not answered, there are information request forms that can be filled out and submitted to the Department of Planning and Zoning and they will be responded to in writing. There is an attendance sheet circulating for everyone to sign. If a correct address is given, a copy of the minutes will be mailed or e-mailed. The minutes will also be published to the Department of Planning and Zoning's website.

FINBAR PLACE

Located at the intersection of Sewell Road & Smiths Landing Court. Tax Map 62; Parcel 139. Fifth Election District. Council District F. Planner Eric.

Plan No. P13-107 Create 16 residential lots; 4.502 acres; R3.

Received 09-04-13 Donald Marshall/Alice Fausnaugh/Barry Andrews/MRA.

Jeff Matthai of Morris and Ritchie Associates, Inc. presented the preliminary plan. The project will be developed by Barry Andrews. The property is located at 1300 Sewell Road. The site is approximately 4.5 acres with R-3 zoning. The plan proposes 16 single family lots. The density allows 5 dwelling units per acre which would be 22 lots, but the plan only proposes 16. This plan is using the R-3 conventional building setback requirements. There are no FEMA floodplains and no known significant habitat areas for rare, threatened or endangered species on the property. There are no jurisdictional wetlands or historic areas. Thirteen lots front Smith Landing Court and two on Sewell Road. A waiver is being requested to allow three panhandle lots, Lots 14, 15 and 16 which is over the allowed 10% but under 20%.

Public water and sewer will be provided. Stormwater management is being provided through bio swales and micro bio retention and also by providing a small stormwater management pond. The stormwater management plan has been submitted to the Department of Public Works for review. The Forest Stand Delineation was submitted and approved in September, 2013. The Forest Conservation Plan (FCP) was submitted to Planning and Zoning and is under review. The FCP attempts to minimize the amount of clearing on site and notes five large specimen trees at the back of the site.

Robin Wales – Emergency Operations

The houses on these common drives and panhandle lots are getting more and more difficult to locate. Emergency Services is requesting that when there are two or more lots on a common drive, then it should be named a private road and addressed accordingly. Private road names must be checked with Emergency Services so duplication does not take place.

The addresses of panhandle lots shall be displayed at the entrance within 10' of the public roadway, at least 3' high, and at each driveway to indicate the proper lane of access for each property. The lots have been addressed and she can work with the planner.

Volunteer Fire and E.M.S. (comments presented by Robin Wales)

Dwellings on panhandle lots shall have the addresses marked at any point that the driveways split to identify each dwelling's house number. Signs with directional arrows are recommended. A pictorial example was provided.

Patrick Jones - Harford Soil Conservation District

Concept stormwater management plans have been submitted and reviewed.

An adequate sediment erosion control plan needs to be approved prior to the issuance of a grading permit. The sediment control plan must be integrated into the stormwater management strategy at the design phase.

A notice of intent (NOI) permit is required from MDE for any project disturbs more than one acre. Please contact MDE about the NOI permit.

John Resline - Health Department

The Harford County Health Department has extended its approval for this plan. The 16 lots will be serviced by public water and sewer.

Prior to final plat approval, the following are required:

The consultant must provide a print to the Health Department which clearly indicates the location of the well.

Any buildings listed to be razed will require a demolition permit that is secured through the Department of Planning and Zoning. All aspects of the demolition work must be reviewed, approved and completed to the satisfaction of the Health Department. This includes, but is not limited to, the abandonment of any wells and septic systems, asbestos, underground storage tanks, hazardous materials, solid wastes, etc. and the forwarding of any documentation concerning the demolition work. If there are any questions concerning the demolition work, please contact Mr. Joe DeLizia of the Health Department's Air/Waste Division at 410-877-2335.

The Health Department recommends that the owner/developer disclose to any prospective purchaser the close proximity of the property to Aberdeen Proving Ground (APG). Information on current and past activities can be obtained from the Public Information Office at APG by calling 1-800-APG-9998.

The owner/developer is reminded that during the development of this project when soil moisture conditions are low, measures must be implemented to prevent the generation of dust until a permanent vegetative cover is established and all paving is completed.

The final plat must bear the standard owner's statement and the master plan conformance statement.

Darryl Ivins - DPW - Water and Sewer

A new series of this plan is required to address the following comments:

Show how lots 1 and 2 will receive water service.

Provide documentation to the Division of Water and Sewer regarding the right of way to Lots 1 and 2 if it will be used to provide water service to them.

Extend the public sewer into Sewell Road, and then provide a service to Lot 3.

What is the triangle shown at the rear of Lot 4?

Switch the locations of the sewer main and the grass swale from Lots 4 through 14.

The public water service for Lots 14 through 16 shall end near the Lot 14 front lot line. The service for Lot 16 shall be located on the north side of the driveway. The service for Lot 15 shall be located on the south side of the proposed driveway.

The existing water service to this parcel shall be abandoned at the main. This work shall be shown on the utility drawings.

This project is currently in the W-5/S-5 category in the Water and Sewer Master Plan. It is the property owner/developer's responsibility to request in writing to the Division of Water and Sewer to have the category designation revised to the W-3/S-3 category. The category designation may not be revised until the Preliminary Plan has been approved by the Department of Planning and Zoning. A public hearing in front of the Harford County Council must be held to revise the category designation. The council must approve this request. Subdivision plats may not be recorded until the category designation has been changed.

The contract numbers for this project are 19751 for water and 19752 for sewer. The numbers shall be placed on the utility construction drawings before their initial submittal to the county for review.

Mike Rist- DPW – Engineering

A sediment control plan and a grading permit will be required for the development of this site. Sediment controls are to be designed to the specifications as set forth in the Maryland Standards for Erosion and Sediment Control, latest edition.

Stormwater management must be provided in accordance with the 2000 Design Manual, as amended by Supplement 1.

A stormwater management concept plan has been submitted for review. Comments must be addressed on subsequent stormwater plan submittals.

A suitable outfall must be provided for the stormwater management facilities and shall be approved at the time of final design.

The final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a building permit.

Maintenance of the stormwater management facility (facilities) is (are) the responsibility of the owner(s) and shall be stipulated in the association documents.

Stormwater management practices designed for and located on individual lots shall be constructed and inspected prior to the issuance of use and occupancy permits.

Access permits are required for the proposed driveways. The driveways must be paved within the County right-of-way prior to issuance of any Use and Occupancy permits and provide adequate site distance for a 30 mph design speed.

A utility permit will be required for the construction of the water and sewer connections within the County right-of-way.

Roadside drainage shall be addressed along Sewell Road by providing a 3' graded shoulder and side ditch or other measures to be determined during final design. A permanent tee or cul-de-sac shall be provided at the end of Sewell Road.

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Road plans will need to be approved and a Public Works Agreement will need to be executed prior to the issuance of building permits for the site. A 25' right-of-way dedication is required along Sewell Road.

Mark Logsdon – Sheriff's Office

The Sheriff's Office will typically echo the Fire and EOC comments with clearly listing house numbers for first responders. The developer should ensure that any landscaping added does not create blind spots for vehicular travel and does not exceed the height requirements.

Eric Vacek - Department of Planning and Zoning

As noted, this plan proposes to create 16 single family residential lots.

The individual lot sizes must be forwarded to the Department of Planning and Zoning. The minimum lot size in the R-3 district (Conventional) is 7,500 square feet.

The 0.98 acre open space area shall be noted on the preliminary plan.

The specific area of proposed impervious surface shall be noted on the preliminary plan.

A Forest Stand Delineation (FSD13-107-1) has been approved by the Department of Planning and Zoning. Several specimen trees were noted.

A Forest Conservation Plan (FCP13-107-1) has been submitted to the Harford County Department of Planning and Zoning. An off-site planting plan is needed and shall necessitate a revised series of the Forest Conservation Plan. There will be no forest clearing or grading permitted in any buffers, if applicable.

A Landscaping, Lighting and Recreation plan (L13-107-1) has been submitted to the Harford County Department of Planning and Zoning for review. This plan must be approved by the Department of Public Works prior to preliminary plan approval. The required landscape estimate was noted on the checklist, but not submitted to the Department of Planning and Zoning for review. Please submit a copy to the Department.

Homeowner's Association documents must be established for the ownership and maintenance of all stormwater management facilities and all areas of open space.

No Waters of the United States and/or associated wetlands were identified on this site.

This subdivision proposes more than one panhandle lot as permitted. A waiver has been submitted for review.

Comments were invited from the public.

Mr. Gose commented to the plan. The rear of his property faces Smith Landing Ct and is directly opposite proposed Lot 9. The houses in his subdivision and surrounding neighborhoods generally face inward and typically have fencing or buffer areas toward the outside of the properties so that everything is contained within the development rather than facing out onto other streets. While he does not oppose the development of the property, he feels is better for the general area if the road/area that serves the panhandle lots could be cut all the way through as a street. Therefore, all of the lots that face Sewell Road could face inward to the new road rather than out.

There is a problem now with the traffic coming from the Smith Landing development as it tends to accelerate coming down the hill, as well as significant problems with traffic coming into

the intersection with Sewell Road. He asked if it were possible to include a stop sign at that intersection due to the increased traffic from these additional sixteen lots. It is a weird intersection at Sewell where the two roads come together and while there is a stop sign on Bush Road, there is not one on Smith Landing Court. He thinks the stop sign would be very beneficial to keep the traffic slowed down along Smith Landing Court.

Mr. Grimm clarified how Smith Landing Court currently merges directly onto Sewell Road and Mr. Gose confirmed how Smith Landing Court, Sewell Road and Bush Road come together in one location and the problems it creates. Mr. Grimm requested Mr. Rist with the Department of Public Works investigate. Mr. Gose commented that he realized this was a peripheral issue to the current plan but felt the traffic problem would only get worse with 16 additional families and likely 32 additional vehicles in the area.

Mr. Gose also mentioned that because of the close proximity to the CSX railroad tracks, the deforestation in this area will increase the noise for all in the area. He would like to see some sort of noise abatement addressed to minimize the impact. He suggested planting evergreens, possibly leylands, which would eventually grow in and create a noise buffer.

Mr. Matthai commented that the plan considers saving as many trees as possible, in fact there are five specimen trees and a large area of trees in the center of the property and the back edge that are being saved. He also addressed Mr. Gose's comment about moving the road to the middle of the property; that would have taken out almost all of the trees. He said that the proposed road presented on the plan attempts to keep as many existing trees on site as possible and to minimize grading.

Mr. Grimm advised Mr. Gose to contact Mr. Vacek of Planning and Zoning after the meeting if he would like a copy of the landscape plan.

UPHILL FARM

Located on the southeast corner of Baldwin Mill Rd (Route 165) and Putnam Rd. Tax Map 39; Parcel 236. Fourth Election District. Council District B. Planner Jennifer.

Plan No. P13-108 Create 31 residential lots; 323.97 acres; AG.

Received 09-04-13 Up Hill Farm LLC /Morris & Ritchie Associates, Inc.

Jeff Matthai of Morris and Ritchie Associates, Inc. presented the preliminary plan. Mr. Matthai noted that Mr. Jay Young was in attendance representing the developer as well as Mr. Paul Muddiman for Morris & Ritchie Associates. A community input meeting was held last October. This preliminary plan has not changed since the meeting. The septic reserve areas have been added to the plan. A traffic study was submitted and no off site road improvements are required. The site is approximately 324 acres and is zoned AG. This plan proposes conventional single family development (CDS) using conservation development standards which allows for clustering of the lots to maximize the remaining farm. The single family lots encompass about 44 acres. The plan also allows for 31 proposed lots and one lot for the existing structure totaling 32 lots in all. The lots are required to be a maximum of 2 acres with a maximum average of 1.5 acres. This layout has a minimum lot size of 1.27 acres and maximum lot size of 1.95 making the average lot size 1.43 acres. A Forest Stand Delineation (FSD) was submitted and approved in October, 2012 and a Forest Conservation Plan (FCP) was submitted for review. The site is not in the critical area and there are no known historic sites on the property. The roads are to be public with open section.

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The site will have well and septic. Septic reserve overlay plan has been submitted to the Health Department for review. The CDS development allows for 10,000 square foot septic reserve areas which were also submitted for review. A trench design was performed and will be submitted to the Health Department. Stormwater will be provided through a series of bio retention swales and grassed swales. The plan also proposes two stormwater management ponds.

Robin Wales – Emergency Operations

The roads must be named and checked with Emergency Services so duplication does not take place. She can work with the planner.

Volunteer Fire and E.M.S.

No comments.

Patrick Jones - Harford Soil Conservation District

An adequate sediment erosion control plan needs to be approved prior to the issuance of a grading permit. The sediment and erosion controls must be integrated with the stormwater management strategy at the design phase. The new 2011 Maryland Standard and Specifications for Soil Erosion and Sediment Control must be utilized. It is recommended, as per the new 2011 Maryland Standards and Specifications, that the Tier II watershed buffers be utilized for this site.

If any of the proposed Storm Water Management Facilities meets the Small Pond Standard (practice 378), the pond design will have to be approved by the Harford Soil Conservation District. Also, the pond design must be approved prior to the sediment control plan being signed. Outfall location will be reviewed during design reviews and must be safely conveyed over step slopes.

A notice of intent (NOI) permit is required from MDE for any project disturbs more than one acre. Please contact MDE about the NOI permit.

John Resline - Health Department

The Harford County Health Department has extended its approval for the plan. The lots are unimproved and will be serviced by individual wells and on-site sewage disposal systems. Satisfactory soil tests were conducted on June 6-9, 2005 and May 17, 2013.

The lots are being created under the Conservation Development Standards. Utilizing these standards, lots are allowed to establish a Septic Reserve Area as small as 10,000 square feet. Harford County Code 216-19F(1) states “at the time the plat is recorded, the disposal area required shall be based on a four bedroom dwelling. A minimum of four systems (initial and three recovery) or 10,000 square feet, whichever is greater, must be available on the lot.” The consultant has provided a layout to this office and has successfully met the above requirements.

Prior to final plat approval, the following are required:

A Groundwater Appropriation Permit (GAP) will need to be secured from the Maryland Department of the Environment (MDE). The permit number must be displayed on the final plat.

In the past, some subdivisions developed in this region have experienced low yields and dry holes. Therefore, this office will require that test wells be drilled and yield tested on lots

3,6,10,14,15,18,23,25,27 and 29 to determine water capacity for this site. The proposed test wells on Lots 3 and 25, Lots 6 and 23 and Lots 10 and 18 are in close proximity to each other and must be yield tested simultaneously to determine if the wells meet state minimum yield requirements when tested in conjunction with each other. All wells must be capable of meeting the minimum yield requirements of COMAR 26.04.04. If the test wells indicate inadequate or low yield, additional or all wells may be required to be drilled and yield tested.

Wells drilled on Lots 14,18,6,25 and 29 must be tested for volatile organic compounds (VOC) in accordance with the Environmental Protection Agency's standard protocol 524.2 at the owner/developer's expense to determine if groundwater has been impacted. The results must be forwarded to this office for review. Depending on the test results, remediation measures may be required as determined by the approving authority. This may include installation of treatment equipment and/or development of a disclosure document.

The consultant must provide a print to this office clearly indicating the wells servicing the remaining lands. The remaining land's wells must be tested for bacteria, nitrates and VOC's as stated above. All results must be forwarded to this office for review and comment.

The existing septic systems (cottage, tenant house, house) on the remaining lands must be pumped, inspected and certified by a contractor, who has completed a course approved by MDE for the proper evaluation of on-site septic systems. The licensed contractor must submit a report of the findings to the Health Department for review. Any deficiencies noted must be corrected to the satisfaction of the Health Department.

The owner/developer is reminded that during the development of this project when soil moisture conditions are low, measures must be implemented to prevent the generation of dust until a permanent vegetative cover is established and all paving is completed.

The final plat must bear the well, septic reserve area and plat plan notes. The square footage amount of each septic reserve area must be clearly labeled and the GAP number placed on the final plat.

Darryl Ivins – DPW – Water and Sewer

No comment.

Mike Rist- DPW – Engineering

A sediment control plan and a grading permit will be required for the development of this site. A stormwater management concept plan has been submitted for review and must be approved prior to preliminary plan approval. The final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a building permit.

Maintenance of the stormwater management facility (facilities) is (are) the responsibility of the lot owner(s) and shall be stipulated in the association documents. Stormwater management facilities serving multiple lots shall be placed in open space. Stormwater management practices designed for and located on individual lots shall be constructed and inspected prior to the issuance of use and occupancy permits.

Road plans will need to be approved and a Public Works Agreement executed prior to the issuance of building permits for the site. The roundabout midway through Road A should be

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eliminated. It is recommended that Lots 27 to 31 be reconfigured to provide panhandle access which will eliminate the need for Road B. Road A shall be offset a minimum of 125' from Crouse Road.

Roadside drainage shall be addressed along Putnam Road by providing a 3' graded shoulder and side ditch or other measures to be determined during final design.

The proposed driveways shall be shown on the plans along with the details.

Monumental masonry mailboxes or structures shall not be constructed within the right-of-way.

A 30' wide right-of-way dedication is required along Putnam Road.

A traffic impact analysis was submitted and comments will be forwarded to Planning and Zoning.

Mark Logsdon – Sheriff's Office

Clearly indicate where the green County roadway signs will be placed when entering into the development.

Jen Wilson - Department of Planning and Zoning

Because this parcel is being developed using the conservation development standards, the remaining lands will be subject to an easement in perpetuity and recorded in the Land Records of Harford County, restricting future development of the property.

Recently the existing farm access from Baldwin Mill Road has been condemned and a new driveway installed which accesses Putnam Road. The existing and proposed access for the remaining lands must be shown on a new series. The future access for the remaining lands must be from Road A.

The consultant must show the proposed lot sizes on the new series.

The site is located within an MDE designated Tier 2 Catchment area. MDE has an anti-degradation policy that protects waters that are of higher quality than the minimum standards of their designated use.

This project is subject to the Harford County Forest Conservation Regulations. A Forest Conservation Plan (FCP) has been submitted and is still under review. All areas of remaining forest shall be shown as Forest Retention on the final plat. The FCP should be updated to reflect any changes to the proposed clearing.

A Landscape Plan has been submitted and approved.

Ms. Wales confirmed with Ms. Wilson that the address for the farm was in the 2700 block. With the creation of the new road, the proposed lots will access the new road directly and therefore, they will have to update the address again for the road name change.

Comments were invited from the public.

Mr. Smith concerns over who will be responsible for the maintenance of the stormwater management ponds. He was also worried about the amount of water in the area. He notices his well does go dry at times. He has two permitted wells that will be impacted by the septic reserve areas of Lot 3 and Lot 4.

Mr. Grimm responded that the homeowner's association will be required to maintain the stormwater management facilities on site. It will be a requirement that a homeowner's association be established and those documents will state who is required and how the facilities must be maintained.

Mr. Smith questioned if the remaining lands of the farm, Lot 32, would have to be involved in the Homeowner's Association.

Mr. Matthai was unable to confirm if Lot 32 would be part of the Homeowner's Association.

Mr. Grimm responded that with respect to the wells, concerns were noted by the Health Department about the well yields and they have asked for a significant amount of well testing to be done. Mr. Grimm suggested contacting Mr. Resline of the Health Department with any specific well related questions.

Mr. Ed Blackburn, 2647 Putnam Road, questioned the new subdivision road/intersection and the address change for the existing farm. Ms. Wales responded that the farm was re-addressed to 2700. Mr. Blackburn questioned the location of the proposed intersection.

Mr. Grimm and Mr. Rist clarified that the new intersection will be moved slightly.

Mr. Blackburn asked if Putnam Road was going to be widened.

Mr. Rist responded that DPW has asked to have drainage issues addressed along Putnam Road by installing a side ditch. Mr. Blackburn said he lives at the corner of Putnam Village and there are many families with a lot of kids there. People drive up on Crouse Road and park there for children to catch the school bus where the intersection is going to be. It is difficult to get out of Crouse Road because of the wait and cars. He questioned how vehicles and the bus stop will be addressed at the intersection and how emergency vehicles will get into Putnam Village. He noted that Crouse Road is very narrow; not much more than a driveway.

Mr. Logsdon responded that Mr. Blackburn's concerns did not seem related to the new development. It seemed, rather, that there were concerns over a current situation. If there are vehicles obstructing the roadway and issues now, the Sheriff's Office can be called and they will investigate and respond. Mr. Blackburn did not want to upset any neighbors with a call. Mr. Logsdon explained it was a safety related issue. The Sheriff's Office can help out with access problems; maybe change bus stop times/location, etc.

Mr. Steve Phillips, 2406 Putnam Road, stated his family has been in the area since 1956 and he knows the property very well. He had concerns about the stormwater management pond around the end of the proposed cul de sac since there was a lot of dumping that included oil, tires, cans, etc. that occurred on the farm years ago. He also had concerns about the wells and water supply in the area. Mr. Phillips also questioned if the grave sites near the original house were addressed and how far away development would be allowed.

Mr. Grimm clarified that the stormwater management concept plan is currently under review. Mr. Rist confirmed that final design will require soil borings. If anything is found in the area, it will have to be removed. Mr. Grimm added that coordination with the Health Department may be necessary if contaminated or hazardous materials are found.

With respect to the well issue, Mr. Grimm explained that, as stated by Health Department, there will be a series of tests done on site to determine if there is adequate capacity for the new wells.

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Mr. Grimm then addressed the graveyard on the site. As Mr. Grimm understood the minutes of the earlier Community Input Meeting, that site is located near the existing farm dwelling and this plan does not propose to impact any of that area.

Mr. Phillips asked if there was a way for the general public to have access to the results of the tests for the proposed wells.

Mr. Resline responded that when the test wells are installed and the testing conducted, it will be public record. Anyone can complete a Public Information Act Request form with the Health Department to get results such as well depths, yields, duration of test, etc. The test wells are part of the process of getting the Ground Water Appropriation Permit (GAP) from the Maryland Department of the Environment (MDE). The GAP is evaluated and issued by MDE. Mr. John Grace, MDE 410-537-3714, is responsible for the GAP review process. MDE must issue the GAP in order for the Health Department to permit water wells to be used for production purposes. Test wells are put in prior to being used for production. The test wells offer insight as to the groundwater aquifer and, if acceptable, the GAP is approved by MDE. Some of the test wells may be converted into domestic production wells while other wells will be installed new. Again, all of the information is public record.

Mr. Grimm reminded the audience that they can contact Ms. Wilson of the Department of Planning and Zoning with any other questions concerning the site plan. A copy of the plan can be obtained at the Development Review counter located on the second floor.

Ms. Gover attended with her father, William Gover. She asked if the County could be proactive and send out results of the well testing to the residents who received letters about this meeting so that it would be easier for them to follow the results rather than each having to complete a request for information.

Mr. Grimm explained that was handled by the Health Department and, as Mr. Resline indicated, typically a Public Information Act request has to be formally made in order to obtain the data. Ms. Gover asked Mr. Resline if there were any easier way to handle this as it seemed to be a hardship on the community as there are so many issues. Mr. Grimm requested that Mr. Resline discuss the matter internally with his supervisor to see if there is any way to make the information more readily available. Ms. Gover asked about the follow up process and Mr. Grimm said anyone can follow up with Mr. Resline and the Health Department at any time. Mr. Resline explained that the comments of the Health Department were authored by Mr. Frederic Faulkner, Assistant Director, and he may be reached at 410-877-2307. Mr. Resline may be reached at 410-877-2325.

Mr. Bob Rahll, 2321 Putnam Road, had concerns over Winters Run but felt his issues had been addressed.

Mr. Grimm added that Winters Run has a 150' Natural Resource District buffer that cannot be disturbed for any uses except for stormwater management. There do not appear to be any impacts to the buffer based on the plan presented. There is a significant amount of forest retention on the site that buffers many of the tributaries that go to Winters Run. He believes that impacts have been minimized and, as stated, stormwater management facilities are in place to take care of quantity and quality control.

Mr. Rahll also had a concern about Putnam Road. He works for the Highway Department and about five years ago the road had an experimental fill that was terrible. The road is not that wide and there are no center lines. There are erosion problems on the edges because of the terrible job done earlier. It is already a cut through road from Baldwin Mill to Pleasantville Roads along

with the traffic off of Phillips Mill Road from houses over the years. He questions if Putnam Road will be able to handle thirty-one additional houses. It needs to be looked at.

Mr. Grimm responded that, as indicted by Mr. Rist, there are going to be some frontage improvements along a portion of the property which will improve the grade, shoulder and side ditch. That is the extent of the planned improvements to Putnam Road at this time. Mr. Rist was not aware of any planned maintenance projects to that portion of Putnam Road.

Mr. Rahll felt that just the construction traffic may cause the road to come apart.

RYAN'S RIDGE

Located on the north side of Ryan Road; west of Angleside Road. Tax Map 48; Parcels 249 & 121. Third Election District. Council District B. Planner Jennifer.

Plan No. P13-109 Create 6 residential lots; 13.140 acres; RR*.

Received 09-04-13 1347 Ryan LLC/Biota LLC.

Ben Brockwat of Biota LLC presented the plan. This property consists of a 13.1 acre parcel. It is zoned RR* which indicates a purchase of development rights. Development rights are being transferred from agricultural areas to this property permitting the current density. Two additional development rights have been transferred with allows four additional lots. It also permits the use of 10,000 square foot septic reserve areas. All perc tests have been conducted on the property have been excellent. The Forest Stand Delineation plan has been approved. There are steep slopes on the plan which have been noted as Natural Resource Districts and buffers have been provided from all streams. The Bread and Cheese Branch is located along the western side of the property and there is a 100 year flood plain associated with that stream. No impacts to wetlands or streams are proposed in association with this project. The plan proposes five new lots and one lot around the existing dwelling, all of which will be served by well and septic. A Forest Conservation Plan has been submitted. No reforestation is being required in association with this project. All attempts have been made to preserve trees along the existing drainage corridors and steep slopes and anywhere associated with any sensitive environmental resources.

Robin Wales – Emergency Operations

This is ridiculous and unsafe. These houses on common drives and panhandle lots are getting more and more difficult to locate. Emergency Services is requesting that when two or more lots are on a common drive to create a private road and address accordingly. Private road names must be checked with Emergency Services so duplication does not take place.

The addresses of panhandle lots shall be displayed at the entrance within ten feet of public roadway, at least three feet high, and at each driveway to indicate the proper lane of access for each property. The lots have been addressed and she can work with the planner.

Volunteer Fire and E.M.S.

Dwellings on panhandle lots shall have the addresses marked at any point the driveways split to identify each dwelling's house number. Signs with directional arrows are recommended. An example was provided. Fire/EMS requests the developer have two entrance points to the

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development (unable to identify if “common drive” circles off of Ryan Road). The developer is requested to work with the Fallston Volunteer Fire Company to assure larger fire apparatus will be able to access these dwellings. Please contact Chief Will Rosenberg at 410-638-4890 for exact apparatus access needs.

Patrick Jones - Harford Soil Conservation District

Concept stormwater management plans have been submitted and reviewed. An adequate sediment erosion control plan needs to be approved prior to the issuance of a grading permit. The sediment and erosion controls must be integrated with the stormwater management strategy at the design phase. The new 2011 Maryland Standard and Specifications for Soil Erosion and Sediment Control must be utilized. It is recommended, as per the new 2011 Maryland Standards and Specifications, that the Tier II watershed buffers be utilized for this site.

A notice of intent (NOI) permit is required from MDE for any project disturbs more than one acre. Please contact MDE about the NOI permit.

John Resline - Health Department

The Harford County Health Department has reviewed the above referenced preliminary plan. The plan proposes to create six single family residential lots from an existing parcel. Lot 6 is improved with a dwelling and is serviced by a well (which is located on proposed Lot 5) and an on-site disposal system. Satisfactory soil tests were conducted on May 22, 2013.

The plan submitted cannot be approved at this time. The Health Department has the following comments:

This plan indicates that the septic reserve areas are 10,000 square feet per lot. The consultant indicated that this size is allowed per Harford County Code Chapter 216-19 F and also Harford County Code Chapter 216-19 F(8). This office is unsure that this plan reflects the intent of this section of the Code therefore, this office will forward this plan along with appropriate sections of the Code to the Harford County Law Department (HCLD) for interpretation. Once the comments are received from the HCLD, the Health Department will update its position.

If this plan is accepted as submitted, the following is required:

The consultant must submit a detailed site plan for each lot providing the initial septic system design layout and the layout of three future systems based on a minimum of a four bedroom dwelling meeting all required setbacks. The design should also determine the need for the use of a pump system. This office will provide the septic trench requirements to the consultant. The plan, as submitted, may necessitate reconfiguration of the proposed septic reserve areas and/or lot lines and a revised preliminary plan.

If the plan is not acceptable, this office will require that the new lots being created establish a 20,000 square foot septic reserve area. This may require that additional soil tests be conducted.

Upon submittal of an approved acceptable plan, the following are required for final plat approval:

The existing septic system for Lot 6 must be pumped, inspected and certified by a contractor, who has completed a course approved by MDE or the proper evaluation of on-site septic systems. The licensed contractor must submit a report of the findings to the Health

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Department for review. Any deficiencies noted must be corrected to the satisfaction of the Health Department.

A new well must be drilled for Lot 6 in the approved site, connected to the house, sampled and issued a Certificate of Potability. The existing well listed to be abandoned must be properly abandoned by a licensed well driller, water lines severed and a report filed with this office.

Any buildings to be razed will require a demolition permit that is secured through the Department of Planning and Zoning. All aspects of the demolition work must be reviewed, approved and completed to the satisfaction of the Health Department. This includes, but is not limited to, the abandonment of any wells and septic systems, asbestos, underground storage tanks, hazardous materials, solid wastes, etc and the forwarding of any documentation concerning the demolition work. Please contact Mr. Joe DeLizia of the Health Department's Air/Waste Division at 410-877-2335.

The consultant/applicant must make application for a "Notice of Exemption to Appropriate and Use Groundwater". The completed application is to be submitted to the Health Department and upon processing, the completed application will be forwarded to MDE.

The consultant must provide a print to this office indicating the location of the clean out for the septic on Lot 6. The septic reserve area for Lot 5 must be modified to allow for a 25' separation to the abandoned well. This modification must be shown on a print to the Health Department.

The final plat must bear the well, septic reserve area and plat plan notes. The square footage amount of each septic reserve area must be clearly labeled on the final plat.

Darryl Ivins – DPW – Water and Sewer

No comment.

Mike Rist- DPW – Engineering

A sediment control plan and a grading permit will be required for the development of this site. A stormwater management concept plan has been submitted for review and must be approved prior to preliminary plan approval. The final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a building permit.

Maintenance of the stormwater management facility (facilities) is (are) the responsibility of the lot owner(s) and shall be stipulated in the association documents. Stormwater management facilities serving multiple lots shall be placed in open space. Stormwater management practices designed for and located on individual lots shall be constructed and inspected prior to the issuance of use and occupancy permits.

Roadside drainage shall be addressed along Ryan Road by providing a 3' graded shoulder and side ditch or other measures to be determined during final design. Road plans will need to be approved and a Public Works Agreement executed prior to the issuance of building permits for the site. The engineer shall provide a site line profile for the driveway entrance prior to preliminary plan approval and the entrance shall have adequate sight distance for 35 mph design speed.

A 30' wide right-of-way dedication is required along Ryan Road.

Mark Logsdon – Sheriff's Office

Ensure that the common drive proposed is marked with a blue private road sign or a green county road sign and identify all addresses by mailbox bank or house number list for the panhandle lots. Then, continuing through, make sure each individual house number is clearly marked and legible for first responders.

Jen Wilson - Department of Planning and Zoning

These parcels have since been rezoned from AG to RR. In order to utilize the density and design standards of the RR zoning district, development rights must be transferred to the parcels. This plan proposes to transfer 2 development rights from Tax Map 40, Parcel 373, Lot 5, which currently carries 4 additional development rights, and is shown on recorded plat 130-79. The 2 development rights that are to be transferred must be the rights which were added to Lot 5 from its adjacent parcel along with the purchase of land. The plat for Lot 5 must be revised and recorded prior to or concurrent with the final plat for this project to reflect the change in remaining development rights. Additionally, the revised plat must stipulate that the 2 development rights remaining with Lot 5 were originally transferred to the property and are not eligible to be transferred again.

Lot 18 of the Belle Meade subdivision is shown as included within the project boundary of Ryan's Ridge, but no connection to the project is illustrated. If the intention is for Lot 18 to access the common drive of Ryan's Ridge, the connection and required common drive easement must be illustrated on a new series. Additionally, the entire common drive easement must be shown on the final plat. A common drive agreement providing for the use, maintenance, and responsibility of the common drive to include all lot owners who share the common drive, shall be recorded with the final plat.

Due to the irregular shape of the proposed lots, all minimum building setbacks should be shown on the plan.

It appears connection of the septic system on Lot 3 will require disturbance to the onsite Waters of the U.S. and may require permits from the U.S. Army Corps of Engineers and/or the Maryland Department of the Environment (MDE). Impacts to the waters of the United States should be avoided/minimized to the maximum extent.

There is a small portion of the proposed common drive located in the 100-year floodplain. If fill is being proposed in the floodplain for the common drive, compensatory storage must be provided.

The development site is located within an MDE designated Tier 2 catchment area. MDE has an anti-degradation policy that protects waters that are of higher quality than the minimum standards of their designated use. Measures should be taken during construction to ensure water quality protection.

This plan is subject to the Harford County Forest Conservation Regulations. The Forest Conservation Plan cannot be approved until the Department receives clarification regarding the inclusion of areas of scattered trees within the forest retention area. These areas should not be included as forest retention as they do not meet the definition of a forest.

Additionally, locations of proposed forest protection measures, such as forest retention signs and tree protection fencing should be shown on the Forest Conservation Plan.

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No development activities other than the construction of necessary utilities shall be permitted within the Natural Resource District. Disturbance to the NRD for these activities shall be avoided or minimized to the maximum extent.

Mr. Jones noted there is an existing pond on site and questioned who will be maintaining it. Mr. Brockwat responded that the pond, which is basically a bypass pond constructed as a visual amenity, will be maintained by the owner of Lot 4.

Comments were invited from the public.

Mr. Rohrs asked what trees would remain along the northern edge of the property.

Mr. Brockwat explained that the area requires clearing for the installation of the initial septic system. A right will remain to impact additional trees within the field as necessary to maintain the 10,000 square foot area. The area in question was determined to be part of Lot 3.

Mr. O'Neill asked how the sewage from the proposed house on Lot 3 will get to the septic area.

Mr. Brockwat responded that it will be pumped.

Mr. O'Neill asked if it would go through a flood plain.

Mr. Brockwat explained that there is a small, intermittent drainage corridor that flows through the area but there should be no impacts to the stream with the pumping.

Mr. O'Neill asked if that would disturb any NRD area.

Mr. Brockwat confirmed that it is NRD area; however limited impacts are permitted in association with the construction of essential utilities.

Mr. Orr has lived in area for 30 years and had concerns about being disturbed by headlights going into his and neighboring yards during the fall and winter as they would be invasive to privacy. He also appreciates the wildlife that goes through the area and thinks it is a shame to lose another area to development. He would like to see it preserved.

SOMA PROPERTY – LOTS 2 & 3 - PRELIMINARY

Located between US Route 1 & Business Route 1; across from Old Joppa Road. Tax Map 48; Parcels 106 & 165; Lots 2 & 3. Third Election District. Council District B. Planner Eric.

Plan No. P13-110 Reconfigure existing lot lines & add acreage; 20.41 acres; B3.

Received 09-04-13 Soma, LLC/Klein Enterprises/Fallston Bus Park LLC/Bohler Engineering.

SOMA PROPERTY – LOT 2 – SITE

Located between US Route 1 & Business Route 1; across from Old Joppa Road. Tax Map 48; Parcels 106 & 165; Lot 2. Third Election District. Council District B. Planner Eric.

Plan No. S13-047 Construct 285 garden apts w/community center/17.84 acres/B3.

Received 09-04-13 Soma, LLC/Klein Enterprises/Fallston Bus Park LLC/Bohler Engineering.

Mike Gessell with Bohler Engineering presented the plans on behalf of the developer, Klein Enterprises. The first part of the project is the preliminary plan which proposes to consolidate Lots 2 and 3 of the Soma Property as well as Lot 2 of the Fallston Commercial Park. After the consolidation, Lot 2 of subdivision will consist of approximately 17.8 acres, while Lot 3

will be about 1 acre with a public road leading up into the development. A waiver has been submitted to request exception for the cul de sac length. There are wetlands and floodplain on the site, both of which have permits issued by MDE and FEMA for the modifications to the floodplain and wetlands due to impacts of the public access road. The plan for Lot 2 proposes to construct seven multi-story apartment buildings with approximately 285 dwelling units. The density for this development would permit up to 357 dwelling units. The site will have 505 parking spaces for the tenants of the development with 1.79 acres of active open space which will include a pool, playground, and a field area for the residents as well as other amenities such as grills and benches. Stormwater management for site includes several micro bio retention facilities located throughout. The quantity management will be underground retention.

Robin Wales – Emergency Operations

There is no comment to the preliminary plan.

Comments to the site plan include:

Old Joppa Court must be renamed. The National Emergency Number Association (NENA) recommends, “When a road name sounds too much like another road name or if it is a direct duplicate, it must be renamed. A road that has the same name as another road but a different suffix or prefix is still considered to be a duplicate name.”

The private roads must be named and checked with Emergency Services so duplication does not take place. She can work with the planner.

Volunteer Fire and E.M.S.

There is no comment to the preliminary plan.

Comments to the site plan include:

All apartment complexes and community center need to have Knox Key Boxes installed on the address side of the building. They shall be keyed for the Bel Air Fire Department: 410-638-4400.

Fire/EMS is requesting that all buildings that have streets on two sides be properly addressed on both side to eliminate responder confusion. Buildings shall be identified with number and street name.

Currently, there is a trailer home that sits on the property, Lot 1 (not part of this project). It has a Bel Air Road address which will need to change. Work with Robin Wales at Harford County Emergency Services for proper addressing.

Patrick Jones - Harford Soil Conservation District

These comments address both the preliminary and site plans.

Concept stormwater management plans have been submitted and reviewed. An adequate sediment erosion control plan needs to be approved prior to the issuance of a grading permit. The sediment and erosion control plan must be integrated with the stormwater management strategy at the design phase. The new 2011 Maryland Standard and Specifications for Soil Erosion and Sediment Control must be utilized. It is recommended, as per the new 2011 Maryland Standards and Specifications, that the Tier II watershed buffers be utilized for this site.

A notice of intent (NOI) permit is required from MDE for any project disturbs more than one acre. Please contact MDE about the NOI permit. It was noted that these plans do not match the footprint on plans that had been submitted by another engineering firm to MDE; recommend contacting MDE to be sure there is no greater impact.

Mr. Gessell noted that they are currently working with MDE.

John Resline - Health Department

The Health Department has extended its approval for the above referenced preliminary plan for Lots 2 and 3. This plan proposes to reconfigure existing lot lines and add acreage. Lot 2 is serviced by Harford County public water and sewer. Lot 3 is serviced by Maryland American Water Company and public sewer.

As to Lot 3:

Maryland American currently has capacity issues during periods of drought and does not have acceptable long term plans in place to ensure adequate water capacity to service not only this lot and other future developments, but its existing customers. Prior to approval of a building permit on Lot 3, a long term solution must be developed to ensure adequate water capacity, especially during periods of drought, and be acceptable to Harford County, the Harford County Health Department and the Maryland Department of the Environment (MDE). Upon a satisfactory review of the management plan, this project may be feasible.

The following comments are applicable to the Preliminary Plan:

The site is located in the Maryland American Source Water Protection Area as outlined by MDE in their March 2005 document entitled "Source Water Assessment for the Maryland American Bel Air Water System". All appropriate measures outlined in the Assessment Report to protect the surface water of this supply should be addressed prior to plan approval. In his letter to the Health Department dated June 4, 2013, Mr. John Grace, Chief Source Protection and Appropriation Division, Water Supply Program of MDE, commented on the proposal, taking into account the water intake on Winters Run:

The development of this property is encouraged to fully comply with the most current stormwater management guidance (2011 Maryland Standards and Specifications for Erosion and Sediment Control).

The protection of the existing non-tidal wetlands and the 100-year flood plain is critical to maintaining water quality in the water course. Submission of a Joint Federal/State Application (2011) and approval from MDE's Wetland and Waterways Program is required.

The developer is encouraged to employ best management practices when constructing and maintaining the landscaping for this property, including minimizing or eliminating the use of landscaping chemicals. Once the property is developed, the owner and/or controlling authority will be responsible for these duties.

Additional comments may be forthcoming upon review of a site plan.

The final plat must bear the standard Owner's statement and the Master Plan Conformance Statement. In addition, the following notes are required for Lot 3:

Water will be provided by Maryland American Water Company to Lot 3.

"Condition of Approval: No building permit shall be issued for Lot 3 if the anticipated flow at the time of building permit application would cause the Maryland American Water Company system to exceed its rated capacity".

With regard to Lot 2, the Health Department has extended its approval for the site plan. This plan proposes to construct 285 garden apartments with a community center. Lot 2 is serviced by Harford County public water and sewer.

The following comments are regarding the site plan:

The site is located in the Maryland American Source Water Protection Area as outlined by MDE in their March 2005 document entitled "Source Water Assessment for the Maryland American Bel Air Water System". All appropriate measures outlined in the Assessment Report to protect the surface water of this supply should be addressed prior to plan approval. In his letter to the Health Department dated June 4, 2013, Mr. John Grace, Chief Source Protection and Appropriation Division, Water Supply Program of MDE, commented on the proposal, taking into account the water intake on Winters Run:

The development of this property is encouraged to fully comply with the most current stormwater management guidance (2011 Maryland Standards and Specifications for Erosion and Sediment Control).

The protection of the existing non-tidal wetlands and the 100-year flood plain is critical to maintaining water quality in the water course. Submission of a Joint Federal/State Application (2011) and approval from MDE's Wetland and Waterways Program is required.

The developer is encouraged to employ best management practices when constructing and maintaining the landscaping for this property, including minimizing or eliminating the use of landscaping chemicals. Once the property is developed, the owner and/or controlling authority will be responsible for these duties.

The Health Department has the following additional comments:

If a swimming pool is planned for this site, specific permits and oversight from both the Harford County Health Department (HCHD) and the Maryland Department of Health and Mental Hygiene (DHMH) are required. Construction plans for the pool must be submitted to DHMH for review and approval prior to the issuance of a building permit to construct a pool/spa. Prior to being placed into use, the facility will require a final post construction inspection by both the HCHD and DHMH and a permit issued by the HCHD to operate. Please contact Dan Driscoll of the Health Department at 410-877-2316 for further instructions regarding the construction, operation and inspection of the swimming pool.

The owner/developer is reminded that during the development of this project when soil moisture conditions are low, measures must be implemented to prevent the generation of dust until a permanent vegetative cover is established and all paving is completed.

Darryl Ivins – DPW – Water and Sewer

As to the Preliminary Plan:

Lot 3 is intended to be served by the Maryland American Water System. The Maryland American Water System cannot supply water to Lot 3 at this time. If this Preliminary Plan includes an approval for Lot 3, then this plan may not meet the Adequate Public Facilities criteria outlined in the County Code. Any approval of development for Lot 2 does not imply that water utilities are available to serve Lot 3.

The remaining comments require a new series of the plan for both the preliminary and site plans:

Relocate the proposed water meter vault to the grassed area at the corner of the parking area at elevation 312 near the end of private road 3. This will make the vault more accessible and eliminate the need for extensive grading modifications where the vault is currently shown.

The existing Bob Bell Sewage Pumping Station is located on Parcel 344. It will be adversely impacted by the proposed grading adjacent to the 548.35 tract boundary line. The grading must be revised to provide a swale which can prevent stormwater runoff from crossing the pumping station site. This may necessitate the elimination of one of the garage spaces. The revised grading must be shown on the next series of the plan. The commercial service application will not be approved until the final grading plan has been reviewed and approved by the Division of Water and Sewer.

The existing sewer service to parcel 165 shown on contract 6441-E shall be abandoned at the main as part of the utility work for this contract.

This project is currently in the W-5 category in the Water and Sewer Master Plan. It is the property owner/developer's responsibility to request in writing to the Division of Water and Sewer to have the category designation revised to the W-3 category. A public hearing in front of the Harford County Council must be held, and the council must approve this request. A Public Works Utility Agreement may not be executed for this project until the category designation has been changed.

Mike Rist- DPW – Engineering

A sediment control plan and a grading permit will be required for the development of this site. A stormwater management concept plan has been submitted for review and must be approved prior to preliminary plan approval. The final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a building permit.

Maintenance of the stormwater management facility (facilities) is (are) the responsibility of the lot owner(s) and shall be stipulated in the association documents.

All pavement striping and traffic control signs shall conform to the Manual on Uniform Traffic Control Devices and State Highway Administration Supplement.

Road plans will need to be approved and a Public Works Agreement executed prior to the issuance of building permits for the site. Old Joppa Court shall be constructed to the 30' wide Residential Collector Road Standard. The access to Lot 3 will not be approved until the site plan is submitted for that lot.

A traffic impact analysis has been submitted and comments will be forward to the Department of Planning and Zoning.

Mark Logsdon – Sheriff's Office

No comment for the Preliminary Plan.

Comments to the Site Plan include:

Fire and Emergency Services have covered the concerns of the Sheriff's Office with their prior comments.

Eric Vacek - Department of Planning and Zoning

Comments to the Preliminary Plan include:

This plan proposes to revise recorded plat 105-40 entitled, "Revised Final Subdivision Plat, Lots 2 and 3, Soma Property" by reconfiguring recorded Lots 2 and 3 and adding to the overall acreage of Parcel 165 to the overall scope of the project.

A community input meeting was held on April 25, 2013. Meeting minutes were forwarded to the Department of Planning and Zoning for addition to the project file.

A Concept plan was submitted and approved in a letter dated August, 2013. This letter was counter signed by the developer. All conditions noted in the Concept Plan approval letter shall remain applicable to this plan.

As noted in the Concept Plan approval letter, the 3.57+/- acreage; located south of the access road and bordered by Bel Air Road (Business U.S. Route 1), must remain part of the overall development as open space for Lot 2.

Property owner documents shall be established and recorded for the ownership and maintenance of all stormwater management facilities and all areas of open space

A cul-de-sac waiver has been submitted to the Department of Planning and Zoning for the overall length of the access road. The State Highway Administration may have additional requirements for the development of this site.

A Forest Stand Delineation (FSD) was submitted to the Department of Planning and Zoning for review. However, additional acreage has been added to the overall scope of the project. Therefore, a revised FSD, including the entire Soma property shall be required by the Harford County Department of Planning and Zoning.

There are streams, wetlands, and steep slopes located on-site. Specific questions concerning the floodplain shall be directed to Mr. Matt Kropp of the Department of Planning and Zoning. All other tributaries shall receive a 75' buffer from the center-line of the stream. A 75' buffer is required from the edge of each identified non-tidal wetland. All applicable permits must be obtained by Maryland Department of the Environment (MDE) and/or Army Corp of Engineers.

A Forest Conservation Plan (FCP) was submitted to the Department. An additional series of the FCP shall be required prior to preliminary plan approval.

A landscape and lighting plan was submitted to the Department for review. A buffer yard is required between the proposed site and the Agricultural (Ag) property located to the north. The buffer yard is shown on the plan; however, the scale of the drawing does not allow verification of quantities and extent of the buffer. Additionally, the landscaping plan shall detail foundation plantings of the proposed buildings, including the community center. The plan must detail all areas of open space and properly label all amenities that this development will offer its residents. Site lighting shall be directed away from adjacent residential areas.

Comments to the site plan include:

The proposed site is zoned B-3 and totals approximately 20.4 acres. This plan proposes garden/mid-rise apartments and a community center on Lot 2. The maximum allowable density is 20 dwelling units per gross acre. This plan proposes 285 apartment units. Lot 3 shall be developed as a commercial retail site. The development of the commercial lot, Lot 3, shall be subject to an independent site plan and DAC conditions.

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A community input meeting was held on April 25, 2013.

A Concept plan was submitted and approved in a letter dated August, 2013. The requirements noted in the Concept Plan Approval letter shall also apply to the Site Plan.

All areas of open space (passive and active) shall be clearly labeled on the plan. The required open space for this development totals twenty percent (20%). A total of fifty percent (50%) of the required open space shall be suitable for active open space. The active open space areas include a community green space and center totaling 1.79 acres. The Department of Planning and Zoning shall require that all active open space be provided on site. A revised plan shall be submitted to the Department with clarified acreage calculations. The Department of Parks and Recreation, in conjunction with Planning and Zoning, may have additional comments concerning the open space and access to the County owned agricultural property to the north.

Mr. Grimm recommended that the next series of the plan include a second sheet to address the open space area since the plan is very busy. He also suggested showing the grades for the active open space area to ensure that they are acceptable to the Department.

Comments were invited from the public.

Ms. Pons stated she did not hear anything about a traffic study.

Mr. Grimm responded that a traffic study was completed and is still under review. Comments will be forwarded to the traffic consultant and the engineer for the project. Mr. Grimm explained that he received notice late yesterday that the representative from the State Highway Administration would not be attending the meeting. Anyone may have access to the comments once they are completed and should follow up with Mr. Vacek.

Ms. Pons commented that this site had the first DAC meeting in August. She did not understand how the most important component of this project which impacts the public, thousands of which aren't at this meeting. She did not see how this project could be an asset to Harford County. It benefits one person and it impacts parks and land that have been bought for the community. She asked for clarification as to the location of Lot 1.

Mr. Gessell responded that Lot 1 is the large tract owned by Harford County which is to the north of this project. He also said that Lot 3 is the smaller lot that is not being proposed for development at this time.

Ms. Pons questioned the proposal of Lot 3 joining the other lands.

Mr. Grimm clarified that Lot 3 is shown only on the preliminary plan as a lot to subdivided and created. There is no proposed commercial development of the lot at this time. At such time that development is proposed, it will go back through the development review process. Notification will be provided at that time.

Ms. Pons commented to use of the term "recommended" throughout the meeting, such as "recommended" best practices versus something that is required. She felt the use of the term "recommended" was to "cover your butt" but did not protect the people of county. If something is "recommended", then why not require it.

Mr. Grimm responded that the latest stormwater management guidelines are required for this project. He confirmed with Mr. Rist and that DPW staff are currently reviewing the stormwater concept plan. Mr. Rist commented that the new requirements are pretty stringent. He clarified that the Health Department had recommended it to DPW; however, DPW is the agency which actually requires it.

Ms. Pons asked what the penalties are if the requirements are not met. What would be the penalty if construction started and the developer did not accurately mediate runoff to Winters Run?

Mr. Grimm stated that the work is accurately monitored by the Sediment and Erosion Control staff.

Mr. Rist said that the stormwater plan would not be approved and the developer would not get a grading permit until such plan is approved and meets the minimum requirements. There is also a separate sediment control plan for construction which includes such items as silt fence, etc which DPW inspects periodically to ensure they are maintained properly. If the maintenance is not satisfactory, the developer can be issued a shutdown notice and/or penalties.

Mr. Grimm added that it is not uncommon to have a stop work order on a project due to a violation.

Mr. Mike Pons asked if there was only one main access into the property near the traffic light at Old Joppa Road.

Mr. Gessell responded that what is to happen at Old Joppa Road is still be determined with the State and with the County traffic study. The only access into the development is through a new public road to be built ending in a cul de sac. Off the cul de sac, there will be two entrances into the development itself.

Mr. Pons stated that all seven buildings, 285 units with 505 parking spaces will be coming in/out of that one location. Mr. Gessell confirmed that was correct. Mr. Pons was concerned over the ability of fire, police and school buses to access the site via one access point.

Mr. Pons stated that other projects were “in the works” by Mr. Euler on the opposite side of the road and it seemed like a blitzkrieg to the community. He said there may be two to three thousand car trips per day along US Route 1, which is already distressed. The combined force of all this development coming down on a road that cannot handle it is an impact on the community and his business there. They rely on Route 1, Joppa Road and I-95 for people to come and access his business. They may not be able to get there and that will have a negative impact on his business for someone who has been in Harford County for eighty years. It is a difficult pill to swallow. All this development coming together at this time will change life as he knows it could change very quickly in just a matter of four, five, six, eighteen months, certainly less than two years. He feels there will be push back from the community. People will have long memories down the road. He would like to see the developer mitigate the impact of this development on the community. He feels it will be worse than initially proposed because of the other properties that are all moving at the same time. He was disappointed that there has not been more interaction with the folks who will be impacted by this development and the developer(s).

Mr. Grimm stated that, as noted by other members of the committee, this plan will not be approved as presented. There are concerns from several agencies that must be addressed. Until those concerns and the traffic study are addressed, there will not be approval for this project. He reiterated that Lot 3 is not part of this project and has no proposed development at this time.

Mr. Gostnonski stated that he was familiar with the comments from the community input meeting held in April. He was concerned with the profound environmental impacts of this project. He noted that the community relies upon the County to protect them from such impacts. He noted the impacts to the fish in Winters Run and the drinking water source intake. All the “stuff” from the project will go downhill into the water body at ground zero for the intake for the residents of Bel Air. He could not think of a worse project than this one. Every time he goes to these meetings it is like going to a bad horror movie and hoping the ending will change. Unless he hears

otherwise from the County, he has to assume that the bad ending is going to happen. As Mr. Pons had stated, they are not going to take it.

Mr. Grimm reminded that there had been many projects proposed for this property that have not come to fruition; that's not to say that this one won't come to fruition. This project will be held to the standards that are in place at this time, as well as the latest and most stringent requirements for stormwater management, which will hopefully mitigate any impacts to the watershed. Until the developer can demonstrate to the County that the project complies with all regulations, there will be no approval. Anyone may contact Mr. Vacek at any time for the current status of the plan or a copy of the plan.

Ms. Pons commented to the grading changes and the impacts to the parkland and neighboring areas.

Mr. Grimm explained he had requested that the next series of the plan provide a separate sheet specific to the grading and active open space areas. The final grading plan was not available at this time.

Mr. Josh Pons asked for clarification on the location of Lot 3 with reference to the location of the Greystone Lodge and Old Joppa Road.

Mr. Gessell pointed out on the map display the location of Lot 3, as well as the Greystone Lodge, Bateman's and the gravel lot.

Mr. Pons asked about development concepts for the front of the property or if the lot were going to stay as is.

Mr. Gessell confirmed no development for Lot 3 at this time.

Mr. Gessell explained the proposed consolidation of Lots 2 and 3 as well as Lot 2 of the Fallston Commercial Park which is being added to the Soma development and then the creation of new Lot 2 and Lot 3.

Mr. Pons commented that this plan was different from the plan that he saw in April.

Mr. Grimm explained that there was a concept plan approval granted in August for the general conceptual layout of the property. That approval allowed the property to move to the next stage which is the preliminary plan.

Mr. Pons asked about the recent submission of the traffic study.

Mr. Grimm said that the traffic study would have been submitted with the preliminary and site plans. Those plans would not have been accepted without a traffic study.

Mr. Pons commented that the community was under represented at the meeting and that many people are at work during this time. He agreed with Mr. Gostomski in that this project is going to blow the entire area up. It's not just this project but the areas across from Bateman's too. He wished there could be Wizard of Oz in Harford County that could really steer the development. This project is really going to stress Country Life Farm. He has tried so hard to maintain any semblance of an environmental friendly place along this road and it is going to get worse. Again, this is a huge impact for them after being there for eighty years, since 1933.

Mr. Grimm noted that all comments would be a part of the record.

Mr. Grimm thanked everyone for their attendance.

Meeting adjourned 10:56 a.m.